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Members of the Historic Landmarks Commission
630 Garden Street
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CITY OF SANTA BARBARA
PLANNING DIVISION

Re: Addendum to Historic Structures/Sites Report for El Encanto Hotel, 1900 Lasuen Road, APN 019-170-022, Revised Master Plan: Group E (Pool/Fitness Center); Group K (Cottages 27 and 28); (Group L) Surface Parking Lot/Operations Facility/Utility Distribution Facility ; Group M (Mission Village cottages 30-34)

The Historic Structures/Sites Report for El Encanto Hotel, prepared by Alexandra C. Cole of Preservation Planning Associates and dated December 2002, was presented and accepted at the Historical Landmarks Commission's meeting on January 8, 2003. Since that time, various elements of the Master Plan have been revised, including the pool/fitness center (Group E), the re-approval of cottages 27 and 28 (Group K), a Valet Parking Lot/Operations Facility/Utility Distribution Facility (Group L), demolition of buildings 22, 23, and 24, and the construction of Mission Village, comprised of five new cottages (30-34) with a valet parking garage below (Group M). This addendum to the Historic Structures Report addresses these revisions (see attached sheets showing conceptual renderings of these proposed revisions).

1. Findings of Significance for El Encanto Hotel

On June 10, 1998, the City Historic Landmarks Commission designated El Encanto Hotel and Garden Villas as a City Structure of Merit. The original request for such a designation came from the owner Mr. Eric Friden in a letter dated May 19, 1998. The property was designated based on the following findings and criteria:

- a. Its character, interest or value as a significant part of the heritage of the City;
- d. Its exemplification of a particular architectural style or way of life important to the City;
- f. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City;
- g. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship; and
- i. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood (Palmer to Friden 1998).

The Historic Structures/Sites Report for El Encanto Hotel of December 2002 determined that the site was eligible as well as a potential City Landmark under City Criteria A, D, F, G, and I. The contributing elements were the Craftsman and Spanish Colonial Revival cottages, and the landscape elements, including the sandstone retaining walls, pergola, lily pond, rockery, wishing well, and rolling lawns. The two contributing building styles were Craftsman and Spanish Colonial Revival.

Within the proposed district, the swimming pool, built in 1963, and buildings 22, 23, and 24, as well as the tennis court and a parking lot in the northeast corner of the property, all built in 1977, were considered non-contributing to the proposed Landmark District.

At the time this 2002 report was written, the eucalyptus trees along Alvarado Place were not part of the analysis. The 2004 entitlement plan approved the removal of five of these trees as diseased. The current project proposes to remove the remaining five trees along Alvarado Place. Their significance is analyzed below according to City of Santa Barbara criteria.

Under City of Santa Barbara Guidance, a significant historic resource includes but is not limited to:

1. Any structure, site or object designated on the most current version of the following lists: National Historic Landmarks, National Register of Historic Places, California Registered Historical Landmark, California Register of Historical Resources, City of Santa Barbara Landmarks, City of Santa Barbara Structures of Merit.
2. Selected structures that are representative of particular styles including vernacular as well as high styles, architectural styles that were popular fifty or more years ago, or structures that are embodiments of outstanding attention to architectural design, detail, materials, or craftsmanship.
3. Any structure, site or object meeting any or all criteria established for a City Landmark and a City Structure of Merit (Municipal Code, Chapter 22.22.040, Ord. 3900 ¶1, 1977), as follows:
 - A. Its character, interest or value as a significant part of the heritage of the City, the State or the Nation;
 - B. Its location as the site of a significant historic event;
 - C. Its identification with a person or persons who significantly contributed to the culture and development of the City, the State or the Nation;
 - D. Its exemplification of a particular architectural style or way of life important to the City, the State, or the Nation;
 - E. Its exemplification as the best remaining architectural type in its neighborhood;
 - F. Its identification as the creation, design, or work of a person or persons whose effort has significantly influenced the heritage of the City, the State or the Nation;
 - G. Its embodiment of elements demonstrating outstanding attention to architectural design, detail, materials, or craftsmanship;
 - H. Its relationship to any other landmark if its preservation is essential to the integrity of that landmark;
 - I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood;
 - J. Its potential of yielding significant information of archaeological interest;
 - K. Its integrity as a natural environment that strongly contributes to the well-being of the people of the City, the State or the Nation.

4. Any structure, site or object meeting any or all of the criteria provided for the National Register of Historic Places and the California Historical Landmark list, as follows:
The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects of State and local importance that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and
 - A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
 - B. That are associated with the lives of persons significant in our past; or
 - C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
 - D. That have yielded, or may be likely to yield, information important in prehistory or history.
5. Any structure, site, or object associated with a traditional way of life important to an ethnic, national, racial, or social group, or to the community at large; or illustrates the broad patterns of cultural, social, political, economic, or industrial history.
6. Any structure, site or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.
7. Any structure, site, or object able to yield information important to the community or is relevant to historical, historic archaeological, ethnographic, folkloric, or geographical research.
8. Any structure, site or object determined by the City to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the City's determination is based on substantial evidence in light of the whole record [Ref. State CEQA Guidelines §15064.5(a)(3)].

The eucalyptus trees along the west property line of El Encanto are a remnant of the extensive eucalyptus plantings which came with the development of the hotel complex beginning in 1911-1913 under James W. Warren. A pre-1930 historic photograph of the hotel facing west show the area along the west property line heavily vegetated with skyline eucalyptus trees. Eucalyptus trees, native to Australia, were introduced into Santa Barbara in the 1870s by such ranchers as Ellwood Cooper, who had planted 50,000 eucalyptus trees on his property by 1876 when he wrote *Forest Culture and Eucalyptus Trees*. Once introduced, eucalyptus trees became extremely popular in landscape designs of the late nineteenth and early twentieth century because of their great beauty, attractively textures trunks, varied foliage, and dramatic flowers.

Over the years many of the eucalyptus trees on the El Encanto property have been removed because of disease or remodeling. The 2004 entitlement plan approved the removal of five of the

ten trees along Alvarado Place because these trees are diseased. The current project proposes to remove the remaining five trees. The trees in question that are being analyzed for significance are those five which are located at the northwest corner and along Alvarado Place where the proposed Valet Parking Lot/Operations Facility/Utilities Distribution Facility is to be located (see plates 4 and 5).

The majority of the above-listed City criteria for significance concern buildings rather than trees. However the row of eucalyptus trees remaining along Alvarado Place and at the corner of Mission Ridge Road are considered significant under City criteria I and 6.

I. Its unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood.

The trees are significant, not as individual trees, but as a group that is part of the setting of El Encanto. With the eucalyptus trees below at the corner of Lasuen Road and Alvarado Place, they present a remnant of the landscape associated with the development of El Encanto and the Riviera neighborhood.

6. Any structure, site or object that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood or district.

Landscaping ideas change over time as new fashions or plants become popular and older schemes appear old-fashioned and are discontinued. Yet the landscaping associated with particular historic buildings is as important to retain as the buildings to provide the appropriate setting which conveys a sense of time and place. These eucalyptus trees do provide the sense of time and place associated with the development of El Encanto and the Riviera in the early twentieth century.

2. Brief history of El Encanto

James M. Warren, Vice-President of the County National Bank, owned property across from the State Normal School, built in 1913. The initiation of the school spurred him to develop his land with cottages to provide housing for faculty and students of the school. Between 1911 and 1913 he built eight cottages, named Warren Court, on his property.

Apparently Warren's plan to attract Normal School students was not a success; by 1916, only three of the eight bungalows were occupied by students. Warren decided in 1917 to open a cottage hotel, hiring Winsor Soule to design a large main building in the Craftsman style to complement the existing cottages of the "California bungalow type". The grounds were landscaped by Charles Frederick Eaton, who added a large red brick pergola, lily pond and rockery in the central area between the cottages to provide a unifying landscape element for them.

In 1928 and 1929, the architectural firm of Edwards, Plunkett and Howell designed eight new cottages for locations on the hillside southeast and north of the original Craftsman/Vernacular-style bungalows. These new cottages were designed in the Spanish Colonial Revival style to

provide unity and a consistent high quality of architectural design. Between 1956 and 1959 two more buildings were constructed, to plans of Louis Mazzetti, in a contemporary style with Spanish Colonial Revival elements, followed in 1977 by three reductive Hispanic style buildings, designed by architect Fred Noel and constructed in 1977, as well as a tennis court and a new parking lot in the northeast corner of the property.

3. CEQA Guidelines for Determining Project Effects

CEQA defines a potential adverse effect as one that would cause a substantial change in the significance of a resource. Such a substantial change means demolition, destruction, relocation, or alteration of the physical characteristics of the resource or its immediate surroundings that justify its eligibility for the California Register of Historic Resources (CRHR) or its inclusion in a local register of historic resources (PRC Section 15064.5 (b) (1, 2)).

According to the latest CEQA guidelines, if a project involving significant historical resources follows *The Secretary of the Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (Standards)* (Weeks and Grimmer 1995), the project is considered to be mitigated to a level of less than a significant impact on the historic resource (PRC Section 15064.5 (b) (3)).

State CEQA Guidelines §15064.5 define a significant impact to a historic resource as follows:

(b) a project with an effect that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment.

- (1) Substantial adverse change in the significance of an historical resource means physical demolition, destruction, relocation, or alteration of the physical characteristics of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired.
- (2) The significance of an historical resource is materially impaired when a project:
 - (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historic Resources; or
 - (B) Demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historic resources pursuant to section 5020.1(k) of the Public Resources code or its identification in an historical resources survey meeting the requirements of section 5024.1 (g) of the Public Resources Code, unless the public agency reviewing the effects of the project establishes a preponderance of evidence that the resource is not historically or culturally significant; or

- (C) Demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California register of Historic Resources as determined by a lead agency for purposes of CEQA.
- (3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995) Weeks and Grimmer, shall be considered as mitigated to a level of less than significant.
- (4) A lead agency shall identify potentially feasible measures to mitigate significant adverse changes in the significance of an historical resource. The lead agency shall ensure that any adopted measures to mitigate or avoid significant adverse changes are fully enforceable through permit conditions, agreements, or other measures.

The Secretary of the Standards are as follows:

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.
4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.
8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

4. Analysis of Impacts of the Proposed Projects

The following discussion analyzes the impacts on historical resources of the Revised Master Plan using the Secretary of the Interior's Standards.

A. Pool Fitness Center (Group E) Project description

The plans for the pool/fitness center were reviewed by and received positive comments from the Historic Landmarks Commission on March 21, 2007. The pool is oriented north/south and placed within the existing sloping lawn south of cottages 2 and 3. The fitness center under the pool and pool deck will daylight at the south end of the structure. The pool will be rectangular in shape, with a simple brick surface surrounding the pool, a restroom building to the east, and a fitness center underneath the area where the pool daylights.

Specific Project Effects

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The rolling lawns at El Encanto were considered significant historical resources in the Historic Structures/Sites report prepared in December 2002 (page 51). The portion of the historic lawn in front of cottage 3 had an unbroken view from the top of the lawn to the tall trees at the south edge of the property and beyond them to the ocean below. The portion of the lawn in front of cottage 2 was truncated half-way down the hill by the 1963 swimming pool, with its heavily screened landscaping, which ran east and west, crossways to the slope. It is my professional opinion that the significance of this lawn was its unbroken slope in front of cottage 3 leading from the upper path below cottage 3 to the south property line, with its views of trees and ocean.

The 2004 approved plan was to retain the swimming pool and add decking to its south wall. As part of the revised master plan, the existing swimming pool was demolished and would be replaced with a new pool oriented north and south, located in the lawn below cottage 3. This alignment would remove the unbroken lawn area below cottage 3. However, the removal of the original swimming pool that truncated the lawn below cottage 2 would allow the re-creation of an unbroken lawn area below cottage 2 which would run along the east side of building 1 and connect with the south lawn. This new alignment of the lawn without the swimming pool would allow better views from building 1 as well. The proposed pool project, by re-creating an unbroken view from cottage 2, therefore meets Standard 1.

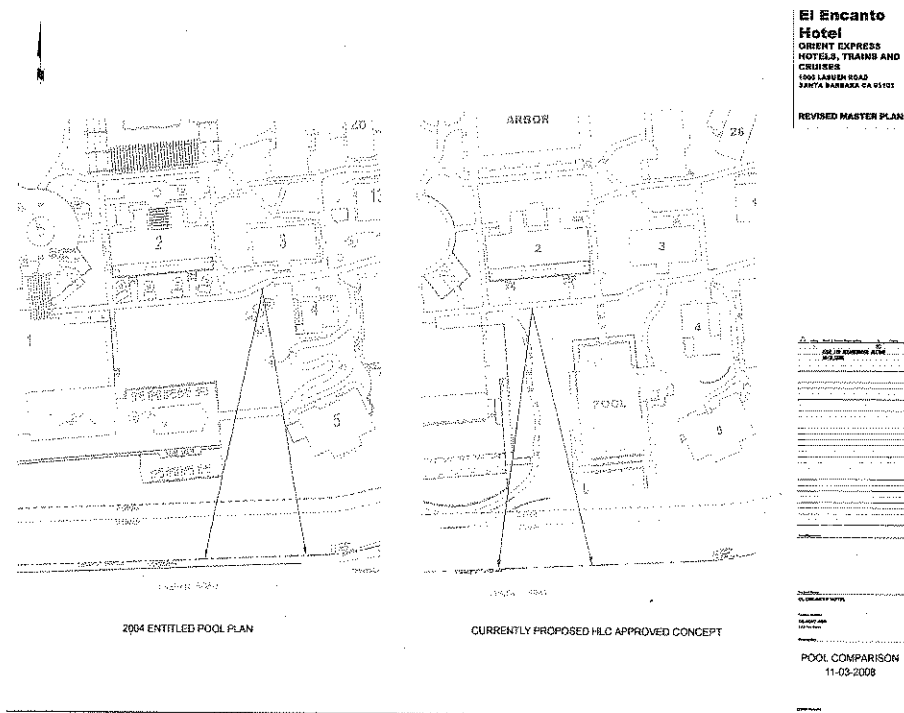


Plate 1. Comparison of 2004 approved site plan with currently proposed concept showing that the view from the top of the lawn area would remain the same although transferred from cottage 3 to cottage 2.



Plate 2. View from building 3 in 2006, showing expanse of lawn and view towards ocean on the left and on the right the lawn truncated by the swimming pool and plantings. Facing south. Minh Pham.



Plate 3. View of the former swimming pool from the south lawn.
Removal of the swimming pool below building 2 opens up the south lawn
area. Facing north. A.C. Cole. 2002

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The positioning of the new pool oriented north/south in the lawn alters the historical configuration of the lawn in front of building 3 but reclaims an unbroken lawn below cottage 2, where the old swimming pool was located, which connects to the lawn south of building 1. The proposed pool project, by re-creating an unbroken view from cottage 2, similar to that existing in front of cottage 3, therefore meets Standard 2.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

No conjectural features or elements from other historic properties will be added as part of the proposed pool replacement project. It therefore meets Standard 3.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

The lawn was part of the original historic setting of El Encanto, rather than a later change. This Standard is not applicable.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

This Standard applies to existing buildings and is not applicable to the pool replacement project.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.*

This Standard applies to existing buildings and is not applicable to the pool replacement project.

7. *Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.*

This Standard applies to existing buildings and is not applicable to the pool replacement project.

8. *Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.*

This Standard is beyond the purview of this report.

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The 2004 approved plan was to retain the swimming pool and add decking to its south wall. The revised master plan demolished the existing swimming pool and will replace it with a new pool oriented north and south, located in the lawn below cottage 3. This alignment would remove the unbroken lawn area below cottage 3. However, the removal of the original swimming pool that truncated the lawn below cottage 2 would allow the re-creation of an unbroken lawn area below cottage 2 which would run along the east side of building 1 and connect with the south lawn.

The placement of the pool oriented north/south in the lawn will alter but not destroy the historic space of the lawn. It is my professional opinion that the significance of this lawn was its unbroken slope in front of cottage 3 leading from the upper path below cottages 2 and 3 to the south property line, with its views of trees and ocean. The removal of the old pool oriented east and west crossways to the slope and the orientation of the new pool north and south, aligned with the slope of the lawn, removes the unbroken lawn in front of cottage 3 and exchanges this view for an unbroken lawn, in front of cottage 2, which wraps around to the south of the main building. The proposed pool project, by maintaining an unbroken view from cottage 2, therefore meets this part of Standard 9.

The proposed pool is rectangular with brick paving and brick walls, as well as a brick entry gate on the north elevation, all making reference to the simplicity and materials of the Landmark-eligible 1918 arbor and reflecting pool north of the proposed pool. The sandstone restroom building, the retaining walls, and buttresses on the south side of the fitness center elevation make reference to the existing stone walls along the perimeter of El Encanto along Alvarado Place. The pool project is therefore compatible with the historic materials and features. Where it is adjacent to cottages 2 and 3 at the top of the slope, its one-story restroom building and brick wall surrounding the pool are compatible with the scale, proportion and massing of the cottages. The pool and fitness center have been partially recessed into the sloping lawn in such a way that views of it from Landmark-eligible cottage 5 are minimized. As a result the proposed pool design meets Standard 9.

10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In the unlikely event that the proposed pool were removed in the future and the lawn reconstructed, the essential form and integrity of El Encanto and its environment would be unimpaired.

B. Cottages 27 and 28 (Group K) proposed project description

The plans for the construction of two new cottages in the Spanish Colonial Revival style adjacent to Landmark-eligible buildings 17 and 18 were reviewed and approved by the Historic Landmarks Commission on June 28, 2006, as part of the larger package of cottages 4, 25, 26, and 29. At that time they were found acceptable in terms of mass, bulk, scale, and design. There are no changes to these two cottages. Their resubmittal has to do with a transfer of floor area to the main building basement, and for that reason they were removed from my letter report of August 10, 2006, which analyzed the impacts of buildings 4, 25, 26, and 29.

Specific Project Effects

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Cottages 27 and 28 are new cottages to be built on the site of the old tennis court and parking lot. Both these features were constructed in 1977 and were not considered significant historic resources in the December 2002 Historic Structures/Sites report. The addition of the two cottages on their site will not change the distinctive materials, features, spaces, and spatial relationships of El Encanto. The proposed project meets Standard 1.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

Cottages 27 and 28 are new cottages to be built on the site of the old tennis court and parking lot. The removal of the tennis court and parking area for the construction of cottages 27 and 28 will not remove features, spaces, and spatial relationships that characterize El Encanto. The proposed project meets Standard 2.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

No conjectural features or elements from other historic properties will be added as part of the proposed project. It therefore meets Standard 3.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

The parking lot and tennis court were added in 1977 and have not acquired significance in their own right. Therefore this Standard is not applicable.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

This Standard applies to existing buildings and is not applicable to the construction of cottages 27 and 28.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

This Standard applies to existing buildings and is not applicable to the construction of cottages 27 and 28.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

This Standard applies to existing buildings and is not applicable to the construction of cottages 27 and 28.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

This Standard is beyond the purview of this report.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new construction of cottages 27 and 28, built on the site of the non-significant 1977 tennis court and parking lot, will not destroy historic materials, features, and spatial relationships that characterize the property. The historic spatial relationships that characterize El Encanto are clusters of small cottages in both the Craftsman and Spanish Colonial Revival styles united by meandering paths and lush landscaping. The placement of the Spanish Colonial revival style cottages 27 and 28 adjacent to the moved historic Craftsman-style cottages 17 and 18, is therefore appropriate, for the El Encanto site already contains just such a juxtaposition of styles. As well, the placement of the Spanish Colonial Revival style cottages 27 and 28 along the eastern edge of the property is appropriate, for it provides a stylistic link along that edge of the property between the Spanish Colonial Revival style Mission Village cottages to the north with the 1929 Spanish Colonial Revival cottage 11 to the south (see discussion of Mission Village below, in section D).

Cottage 27, being one-story with a front porch, is compatible with the historic size, scale and proportion of cottages 17 and 18. Cottage 28 is two-story, and of a larger size and scale than cottages 17 and 18. However, because it is along the eastern edge of the property, and adjacent to the larger-scale Mission Village cottages, and because the orientation of cottage 17 is to the south, rather than towards cottage 28, its size, scale, and proportion will not have an impact on cottage 17. The proposed design therefore meets Standard 9.

10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In the unlikely event that the proposed buildings 27 and 28 were removed in the future and the tennis court and parking lot reconstructed, the essential form and integrity of El Encanto and its environment would be unimpaired.

C. Valet Parking Lot/Operations Facility/Utility Distribution Facility (Group L) proposed project description

The proposed design was reviewed by the Historic Landmarks Commission on July 9, 2008. It was continued indefinitely and forwarded to the Planning Commission with comments. The proposed surface parking lot in the northwest corner of the property would contain 43 spaces, with a perimeter screen wall interspersed with tree wells for skyline/canopy trees. The 9500 square foot below-grade operations facility is composed of programmatic elements necessary to facilitate the daily operations of the hotel. The project calls for the removal of the high pittosporum hedge along Mission Ridge Road because of its location in the public right of way, as well as the ten eucalyptus trees along Alvarado Place. In the 2004 approved landscape plan, five of these trees were identified as diseased and approved for removal. The land between the

parking lot and Alvarado Place and Mission Ridge Road would be heavily screened with existing vegetation and proposed canopy trees such as coast live oak, Marina strawberry tree, tipu tree, or Chinese flame tree, large shrubs such as pittosporum, oleander, or Catalina cherry, and medium shrubs such as coffee berry and rhamnus (see Sheets L-L1.0 and L-L1.1).

The revision to the original Master Plan proposes to construct the Utility Distribution Facility in the northwest corner of the property just north of the proposed valet parking lot. The project consists of the construction of two one-story side-gabled Spanish Colonial Revival style buildings, one (approximately 19' x 27' x 13.5' tall) serving as the electric room and the other (approximately 21' x 29' x 15' tall) as the chiller exhaust manifold building, connected by a vine-covered trellis concealing the chiller exhaust. At the rear (north) of the chiller exhaust manifold building would be a low air-intake vent. As low one-story buildings, they are tucked into the site and will be screened from Mission Ridge Road by landscaping.

The setting of the proposed parking lot/operations facility/utility distribution facility is an existing at-grade parking lot bounded on the Alvarado Place side (west) by mature eucalyptus trees interspersed with pittosporum hedges and on the Mission Ridge Road side (north) by a high myoporum hedge. Originally the site contained three Craftsman cottages surrounded by a number of eucalyptus trees as well as the existing parking lot, which was entered from the south just beyond the entrance to the hotel. The three historic cottages have been relocated, consistent with required mitigation measures which were reviewed and approved by the Historic Landmarks Commission. Additionally the eucalyptus trees surrounding them were removed as part of the 2004 approved project which was reviewed and approved by the Historic Landmarks Commission. Currently a wood construction fence runs along the perimeter of the property hiding the parking lot. At present the view of the property from the neighboring houses above Mission Ridge consists of the high hedge along Mission Ridge, the eucalyptus trees, and the construction fence.

The proposed landscaping would screen the project from the three neighboring properties above Mission Ridge Road. The residences at 2016, 1978, and 1970 Mission Ridge Road, approximately 200'-300' from the northwest corner of the project site, have dense landscape screening along their southern property lines. The proposed landscaping would be visually compatible with the neighbors' plantings.

Specific Project Effects

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Historic Structures report of 2002 mentioned that the west parking lot would be widened once the historic cottages 17, 18, and 19 were relocated, but did not assess the impacts of this current proposal. The original setting of the northwest corner included the three Craftsman cottages and their eucalyptus landscaping. This setting was somewhat compromised by the addition of the paved parking lot. As part of the approved 2004 project, the cottages were relocated on site with their compass direction and spatial relationships retained; the 2002 report found that with mitigations, this relocation would not have a significant impact. The Historic Landmarks Commission concurred with these findings. At the same time, the surrounding

eucalyptus landscaping was removed, as a part of the proposed project also reviewed and approved by the Historic Landmarks Commission. What remains is the existing at-grade asphalt-paved parking lot that is not a distinctive historic feature or space. The proposed valet parking lot/operations facility/utility distribution facility does not change any distinctive spaces at El Encanto. The two proposed buildings are small, one-story and residential-looking, thereby being compatible with the historic use. The proposed project therefore meets Standard 1.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The 2004 approved parking lot caused the relocation of three Landmark-eligible Craftsman-style cottages, 17, 18, and 19.. Because their orientation, spatial relationships, materials, and character-defining features were retained in their new location, the 2004 proposed project did not alter spatial relationships that characterize El Encanto and thereby met Standard 2. Because the cottages have already been relocated, this Standard is no longer applicable to the current valet parking lot/operations facility/utility distribution facility proposed project.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

No conjectural features or elements from other historic properties will be added to the proposed Utility Distribution Facility buildings as part of the proposed project. It therefore meets Standard 3.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

The original El Encanto Hotel landscaping made liberal use of eucalyptus trees, in the fashion of the time. Over the years, disease and the hazard of falling branches has caused a number of these trees to be removed from the site. The significance of these eucalyptus trees was not analyzed in the 2002 report, and will be analyzed below. Ten mature eucalyptus trees remain along Alvarado Place. In the 2004 approved landscape plan, five of the trees were identified as diseased and approved for removal. Although these trees were not part of the immediate landscaping context of the three historic cottages, nevertheless they have achieved historic significance as street trees associated with El Encanto. Based on the girth of their trunks, these trees may have been in place as long as the earliest cottages at El Encanto, built in 1911-1913, and are associated with the development of the hotel complex. They have become a familiar visual feature of the neighborhood that convey a sense of time and place (see Plates 4-5). They are significant not as individual trees but as part of the setting of the hotel under City criterion 1, ("representing an established and familiar visual feature of the neighborhood"), and criterion 6, ("that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood"). The removal of the remaining five trees would not meet Standard 4.



Plate 4. View of landscaping showing mature eucalyptus trees at northwest corner along Alvarado Place. Facing west. Minh Pham. 2006

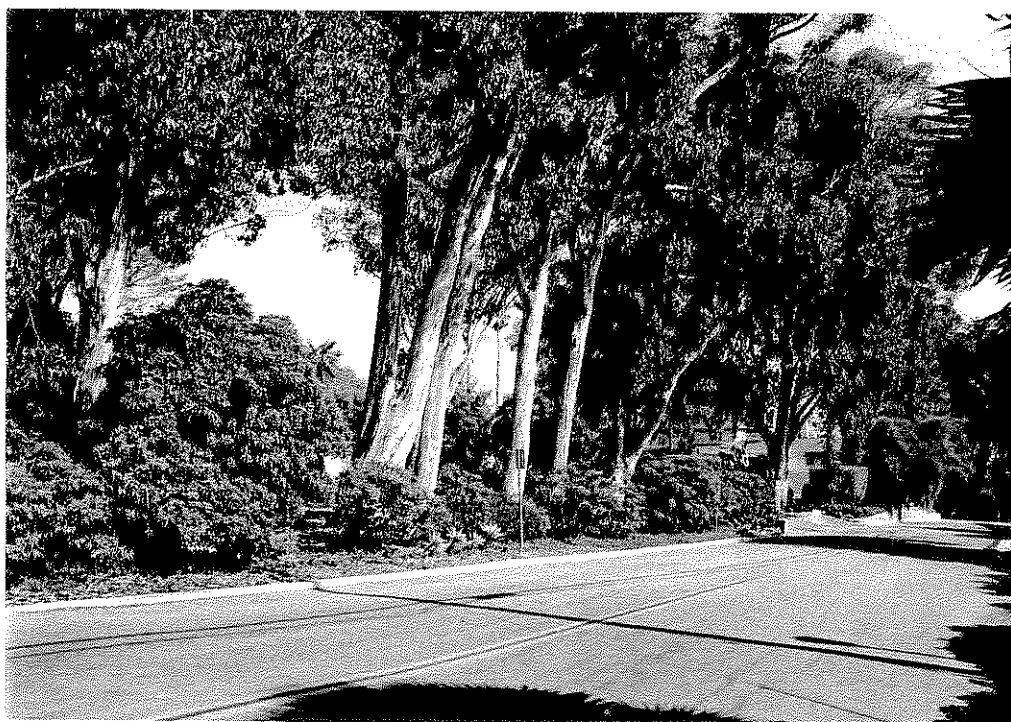


Plate 5. View of mature eucalyptus trees along Alvarado Place. Facing southeast. Minh Pham. 2006

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The 2004 approved parking lot caused the relocation of three Landmark-eligible Craftsman-style cottages, 17, 18, and 19. Because their orientation, spatial relationships, materials, finishes and construction materials were preserved in their new location, the 2004 proposed project therefore met Standard 5. Because the cottages have already been relocated, this Standard is no longer applicable to the current valet parking lot/operations facility/utility distribution facility proposed project.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

The 2004 approved parking lot caused the relocation of three Landmark-eligible Craftsman-style cottages, 17, 18, and 19. Their deteriorated features were repaired, or where necessary, replacement features were milled to the specifications of the original measurements. The 2004 proposed project therefore met Standard 6. Because the cottages have already been relocated, this Standard is no longer applicable to the current Valet Parking Lot/Operations Facility/Utility Distribution Facility proposed project.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

This Standard applies to existing buildings and is not applicable to the construction of the Valet Parking Lot/Operations Facility/Utility Distribution Facility.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

This Standard is beyond the purview of this report.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

As described under Standard 1, there are no significant historic spatial relationships remaining in the parking lot area. The original setting of the northwest corner included the three Craftsman cottages and their eucalyptus landscaping. This setting was somewhat compromised by the addition of the paved parking lot. As part of the approved 2004 project, the cottages were relocated on site with their compass direction and spatial relationships retained; the 2002 report found that with mitigations, this relocation would not have a significant impact. The Historic Landmarks Commission concurred with these findings. At the same time, the surrounding eucalyptus landscaping was removed, as a part of the proposed project also

reviewed and approved by the Historic Landmarks Commission. What remains is the existing at-grade asphalt-paved parking lot that is not a distinctive historic feature or space.

The 2004 parking lot project required the relocation of three Landmark-eligible Craftsman-style cottages, 17, 18, and 19, which changed the spatial relationship of the parking lot to the historic cottages. However, this alteration in the spatial relationship has been mitigated by the fact that the orientation and spatial relationships of the cottages have been retained in their new location. Their materials, finishes, and construction techniques have been retained in their new location. Their deteriorated features have been repaired, or where necessary, replacement features have been milled to the specifications of the original measurements. The 2004 proposed project therefore met Standard 9. Because the cottages have already been relocated, the current proposed Valet Parking Lot/Operations Facility/Utility Distribution Facility per se will not destroy any distinctive spaces at El Encanto. This part of the current project meets Standard 9.

The proposed construction of the two one-story buildings north of the parking lot for the utility distribution facility will not destroy historic features and spatial relationships that characterize the property. Their small size and sufficient distance from the potential Landmark building 16 will not impact building 16. As well, these two buildings, with their small scale and Spanish Colonial Revival style, are compatible with the historic materials, features, size, scale and proportion of the existing buildings on site. This part of the proposed current project therefore meets Standard 9.

The proposed 43-car parking lot is smaller than the 2004 approved 52-car parking lot plan. Its scale is compatible with the northwest corner site. Additionally the proposed perimeter wall and landscape canopy trees such as coast live oak, Marina strawberry tree, tipu tree, or Chinese flame tree, large shrubs such as pittosporum, oleander, or Catalina cherry, and medium shrubs such as coffee berry and rhamnus will screen the lot from Alvarado Place and from the three neighboring properties on Mission Ridge Road above the northwest corner of El Encanto. The residences at 2016, 1978, and 1970 Mission Ridge Road, approximately 200' - 300' from the northwest corner of the property, have dense landscape screening along their southern property lines (see Plates 6-8). This proposed landscaping will be visually compatible with the neighbors' plantings. This part of the project therefore meets Standard 9.

As discussed under Standard 4, the ten mature eucalyptus trees along Alvarado Place, although not associated with the historic context of the cottages, have achieved historic significance as street trees associated with El Encanto. In the 2004 approved landscape plan, five of these trees were identified as diseased and approved for removal. Based on the girth of their trunks, these trees have been in place as long as the earliest cottages at El Encanto, built in 1911-1913, and are associated with the development of the hotel complex. They have become a familiar visual feature of the neighborhood that convey a sense of time and place (see Plates 4-5). They are significant not as individual trees but as part of the setting of the hotel under City criterion I, ("representing an established and familiar visual feature of the neighborhood"), and criterion 6, ("that conveys an important sense of time and place, or contributes to the overall visual character of a neighborhood"). The removal of the remaining five trees would not meet Standard 9.



Plate 6. Screening in front of 2016 Mission Ridge Road. Facing northwest. A.C. Cole,
November 2008



Plate 7. Screening in front of 1978 Mission Ridge Road. Facing northeast. A. C. Cole,
November 2008

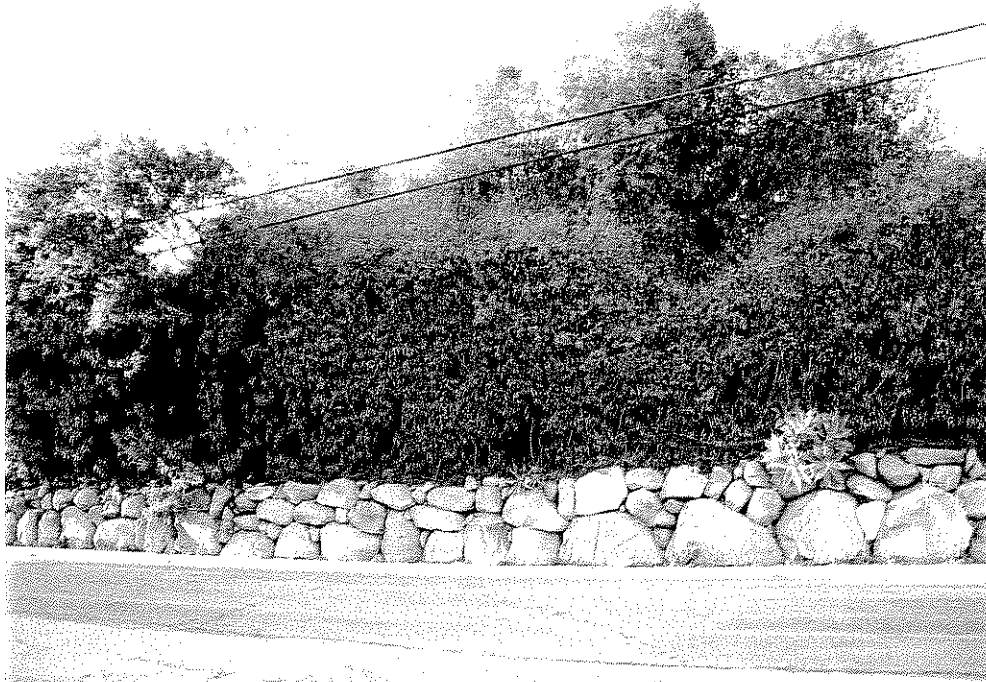


Plate 8. Screening in front of 1970 Mission Ridge Road. Facing north. A. C. Cole,
November 2008

10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In the unlikely event that the parking lot, Operations Facility, and Utility Distribution Facility buildings, and landscaping were removed in the future and the old parking lot reconstructed, the essential form and integrity of El Encanto and its environment would be unimpaired. The proposed project therefore meets Standard 10.

D. Mission Village (Group M) project description

The proposed design was reviewed by the Historic Landmarks Commission on June 11, 2008, and continued indefinitely with the comments that "the Commission greatly appreciates the design staff's efforts and accepts the size, bulk, and scale of project" and "the architecture remains generally acceptable with the Commission looking forward to the plan proceeding". Mission Village proposes to demolish buildings 22, 23, and 24 in the northeast corner of the property and to construct five new buildings (30-34) in their place over a partially underground valet parking garage.

Specific Project Effects

1. A property shall be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

Buildings 22, 23, and 24, located in the northeast corner of the El Encanto site, were designed by architect Fred Noel for developer and owner Ron Uhles in 1977. Because of their age and lack of architectural merit, they were not considered significant historic resources in the Historic Structures/Sites report prepared in December 2002 (page 51). Their site, in the northeast corner of the property, does not contain significant landscape features. No distinctive materials, features, spaces, or spatial relationships will be changed by the demolition of the three buildings and the construction of five new cottages. The proposed project meets Standard 1.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposed partially subterranean parking garage and Mission Village cottages follow the historic development pattern of the hotel comprising clusters of cottages within winding paths and lush landscaping and will not remove or alter spaces that characterize El Encanto. The proposed project meets Standard 2.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, shall not be undertaken.

No conjectural features or elements from other historic properties will be added as part of the proposed Mission Village project. It therefore meets Standard 3.

4. Changes to a property that have acquired historic significance in their own right shall be retained and preserved.

The three buildings 22, 23, and 24, and the parking lot and landscaping in the northwest corner have not acquired significance in their own right. Therefore this Standard is not applicable.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The materials, features, and finishes found in the modern buildings 22, 23, and 24, do not characterize the property, and their demolition will not cause a significant impact. The proposed project meets Standard 5.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and, where possible, materials. Replacement of missing features shall be substantiated by documentary and physical evidence.

This Standard applies to existing significant buildings and is not applicable to the Mission Village project.

7. Chemical or physical treatments, if appropriate, shall be undertaken using the gentlest means possible. Treatments that cause damage to historic materials shall not be used.

This Standard applies to existing significant buildings and is not applicable to the Mission Village project.

8. Archeological resources shall be protected and preserved in place. If such resources must be disturbed, mitigation measures shall be undertaken.

This Standard is beyond the purview of this report.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and shall be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The proposed structures will not destroy historic materials, features, or spatial relationships that characterize the property. This part of the overall site was not considered a significant historic resource in the December 2002 Historic Structures/Sites report. The historic spatial relationships that characterize El Encanto are clusters of cottages in both the Craftsman and Spanish Colonial Revival styles united by meandering paths and lush landscaping. The proposed Mission Village, as a cluster of cottages, is more compatible in size, bulk, scale, and architectural design, with the character-defining spatial relationships of El Encanto than are the existing three large buildings. The replacement of the at-grade parking lot with a partially underground parking structure, exchanging the existing pavement for landscaping, is a benefit to the site.

The proposed cottages are compatible in scale with Craftsman cottages 17 and 19, relocated to the old tennis court site just downhill from the Mission Village site. The closest new cottage, #30, to these two Craftsman cottages is one story to be compatible with the scale and massing of cottages 17 and 19. The Spanish Colonial Revival style of these new cottages as one of the two significant styles at El Encanto, is compatible with the Craftsman style of cottages 17 and 19. For these reasons, the proposed Mission Village complex meets Standard 9.

10. New additions and adjacent or related new construction shall be undertaken in such a way that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

In the unlikely event that the proposed Mission Village complex were removed, the essential form and integrity of El Encanto and its environment would be unimpaired. The project meets Standard 10.

5. Conclusion

Three of the four proposed projects in the Revised Master Plan, the construction of the swimming pool, cottages 27 and 28, and Mission Village cottages and garage, as analyzed

in Section 4. A, B, and C, meet the Secretary of the Interior's Standards, and therefore their impacts are considered less than significant (Class III). The removal of the mature eucalyptus trees along Alvarado Place for the construction of the parking lot does not meet Standards 4 and 9. Because this portion of the proposed plan does not meet Standards 4 and 9, the following mitigation measure is required:

Five of the mature eucalyptus trees along Alvarado Place were identified as diseased and approved for removal in the 2004 approved project. The remaining five eucalyptus trees shall be retained within the proposed project unless (1) an arborist determines that their preservation is not feasible because of disease or safety reasons or (2) if the arborist determines that the trees are healthy, but construction activity would negatively impact the survivability of the trees. The findings of this report shall be reviewed and approved by the Historic Landmarks Commission prior to the issuance of any permits for construction. If as a result of the arborist's report, it is determined that the trees have to be removed for either reason described above, the following mitigation measure shall be implemented to reduce significant impacts to less than significant.

The trees are significant not individually but as part of the historic setting of El Encanto. To maintain the historic character of the landscape, large mature trees appropriate to the historic setting shall be installed. There would potentially be a short-term impact until the trees reach their mature height. A maintenance plan shall be submitted prior to construction and implemented throughout the life of the project in order to ensure that the trees remain healthy. After implementation of the required mitigation measure listed above, a potentially significant but mitigatable (Class II) impact would be reduced to an adverse but not significant impact (Class III).

Sincerely,

Alexandra C. Cole
Attachments



Plate 9. South lawn area below 1963 swimming pool. Facing northeast. A.C. Cole. 2002



Plate 10. South lawn area below main building which will be connected again to the lawn area to the east with the removal of the swimming pool. Facing northwest. A.C. Cole. 2002.

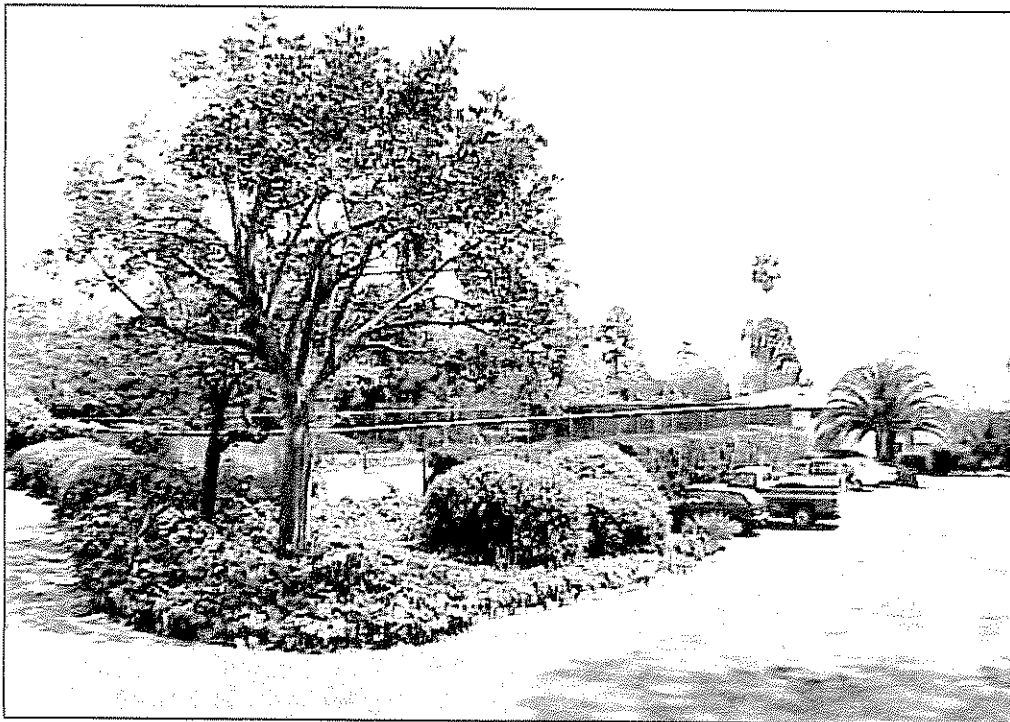


Plate 11. 1977 tennis court and parking lot. Site of relocated cottages 17, 18, and 19 and new cottages 27 and 28. Facing southeast. A.C. Cole. 2002.

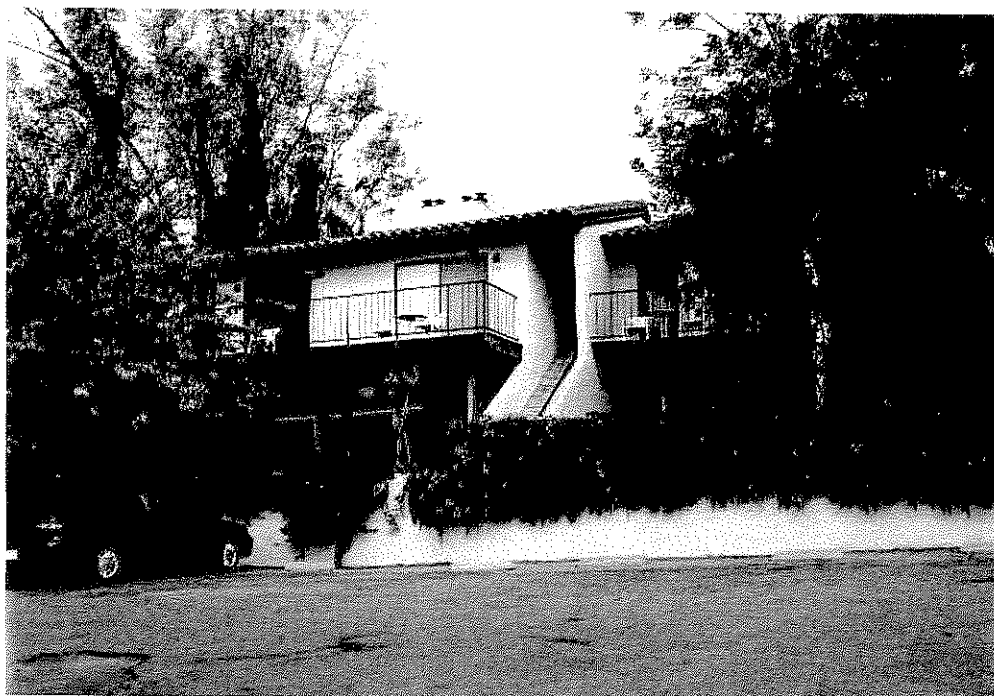


Plate 12. Building 22. Facing north. A.C. Cole. 2002. Site of Mission Village



Plate 13. Building 23. Facing north. A.C. Cole. 2002. Site of Mission Village



Plate 14. Building 24. Facing east. A.C. Cole. 2002. Site of Mission Village

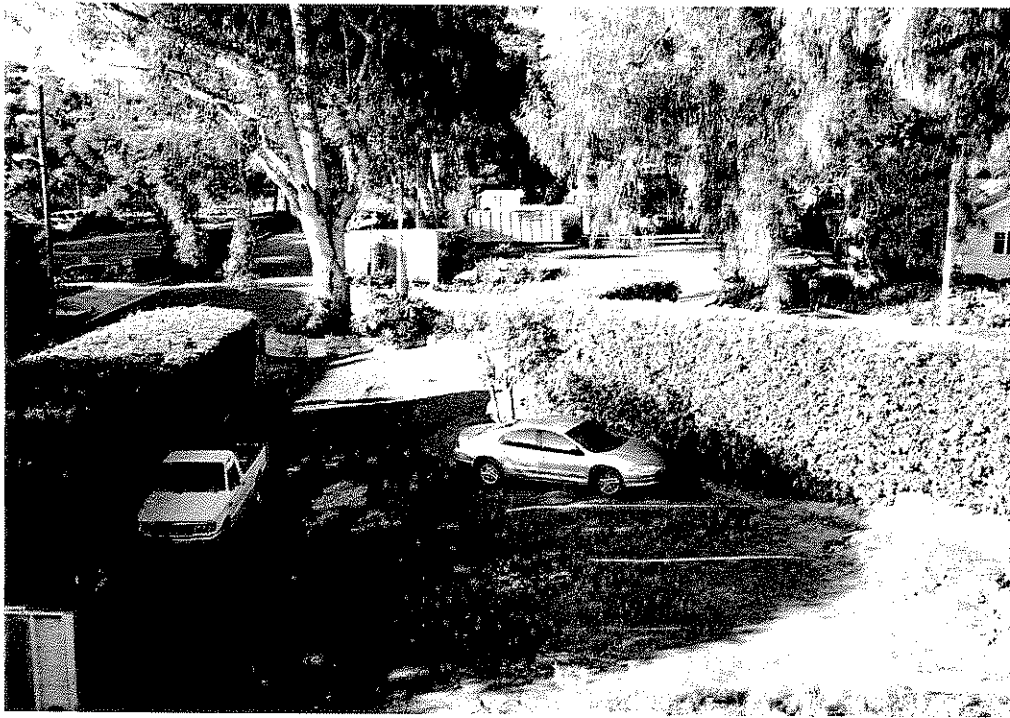


Plate 15. View of parking lot from building 1. Facing north. Minh Pham. 2006



Plate 16. View of landscaping along the north edge of the El Encanto property along Mission Ridge Road. Facing west. Minh Pham. 2006



Plate 17. View of adjacent parking lot at the northeast corner of Alvarado Place and Mission Ridge Road. Facing south. Trish Allen. 2008

GENERAL NOTES

1. NEW HAZ. REF. ARE WILL BE PROVIDED TO ALL COTTAGES AND
2. MAIN ELECTRICAL AND TELECOMMUNICATIONS SERVICE WILL BE PROVIDED TO ALL COTTAGES AND
3. ALL EXISTING UTILITIES TO BE REPAIRED AND SANITIZED. SEE LISTS NOTED OTHERWISE.

SITE NOTES

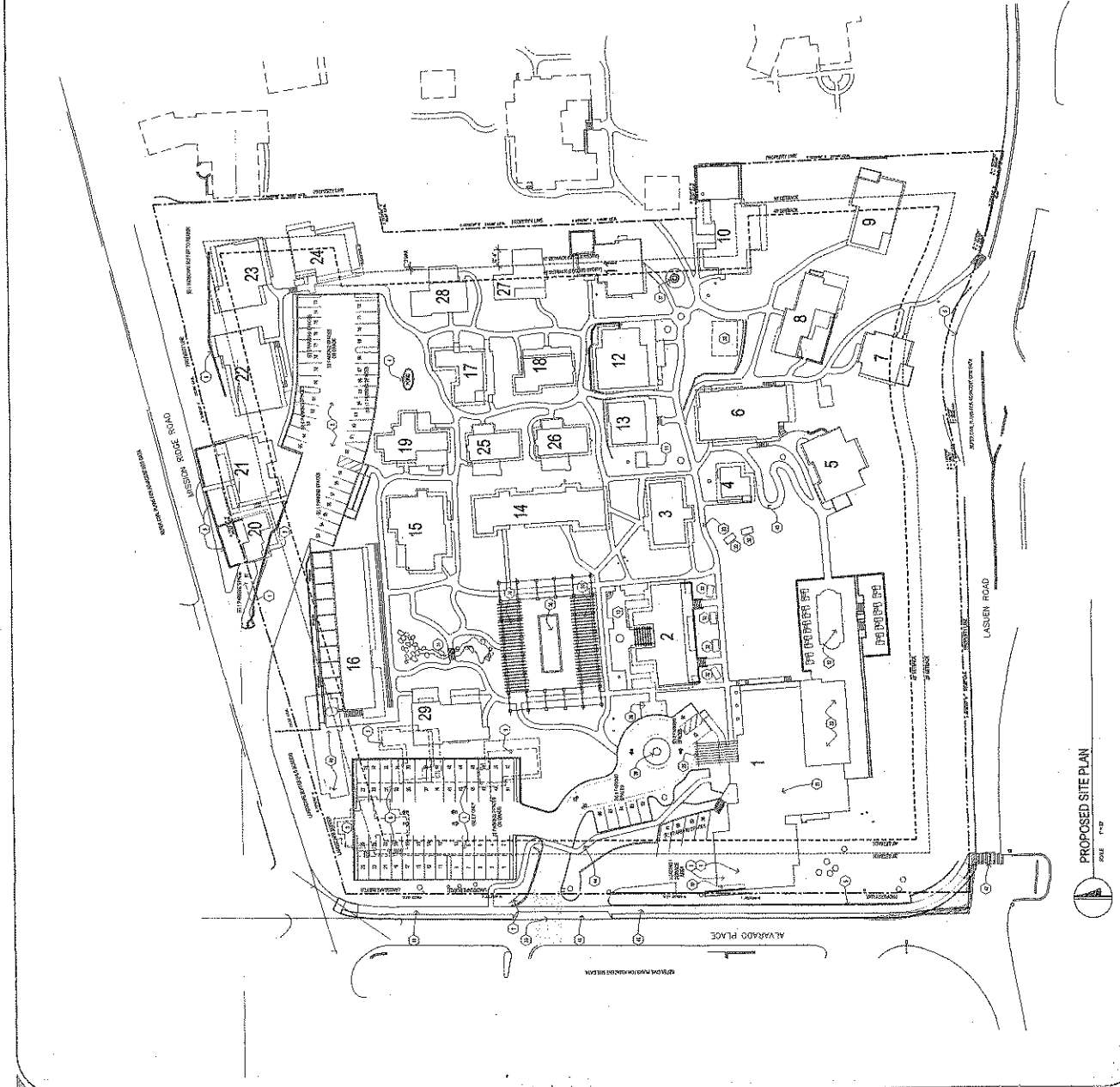
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PROPOSED
MASTER DEVELOPMENT
SITE PLAN

EL ENCANTO HOTEL
1900 LASSEN ROAD
SANTA BARBARA CA 93101

AS101



BUILDING LEGEND

Bldg #	Bldg Name	Alt. Hgt. (ft.)	Area (sq. ft.)	Vol. (cu. ft.)	Weight (lb.)	Notes	
1	MAIN	3	3200	2881	0	NEW 2ND FLOOR, CENTER & OFFICES	
2	HANDS VIEW	1	2100	0	0	INTERIOR REMODEL, NEW TERRACE	
3	HOUSE	1	1107	0	0	INTERIOR REMODEL	
4	PEPPER TREE	1	550	0	1	INTERIOR REMODEL	
5	CAMILLA	1	1650	0	3	INTERIOR REMODEL	
6	PALM	1	2205	0	5	INTERIOR REMODEL	
7	PEPPER TREE	1	1250	0	2	INTERIOR REMODEL	
8	CLAY TREE	1	1400	0	3	INTERIOR REMODEL	
9	FOURTH	1	1517	0	3	INTERIOR REMODEL	
10	PRESIDENTIAL	2	2016	0	5	INTERIOR REMODEL	
11	15' HIGH WELL	1	1371	0	2	INTERIOR REMODEL	
12	OVERLOOK	2	2075	0	5	INTERIOR REMODEL	
13	HONEYMOON	1	870	0	1	INTERIOR REMODEL	
14	TWIN PEAKS	1	2440	0	4	INTERIOR REMODEL	
15	10'5' SFEALL	1	1984	0	4	INTERIOR REMODEL	
16	10'5' SFEALL	2	2703	0	11	INTERIOR REMODEL	
17	SHEDS/STORAGE	1	875	0	3	RELOCATE COTTAGE, INTERIOR REMODEL	
18	SHEDS/STORAGE	1	881	0	3	RELOCATE COTTAGE, INTERIOR REMODEL	
19	SHEDS/STORAGE	1	300	0	1	RELOCATE COTTAGE, INTERIOR REMODEL	
20	SHEDS/STORAGE	1	300	0	1	INTERIOR REMODEL	
21	SHEDS/STORAGE	2	1600	0	2	INTERIOR REMODEL	
22	SHEDS/STORAGE	2	4025	0	8	INTERIOR REMODEL	
23	SHEDS/STORAGE	2	3003	0	6	INTERIOR REMODEL	
24	SHEDS/STORAGE	2	2000	0	5	INTERIOR REMODEL	
25	SHEDS/STORAGE	1	0	540	0	1	NEW COTTAGE
26	SHEDS/STORAGE	1	0	560	0	1	NEW COTTAGE
27	SHEDS/STORAGE	1	0	512	0	1	NEW COTTAGE
28	SHEDS/STORAGE	1	0	120	0	2	NEW COTTAGE
29	SHEDS/STORAGE	2	0	2037	0	4	NEW COTTAGE
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PROPOSED SITE PLAN

COTTAGES 27 & 28 DIMENSIONED SITE PLAN
SCALE: 1" = 10'

REVISED MASTER PLAN

Gensler +

1024 Cindy Lane
Carpinteria, CA
93013
805.566.3855
henrylenny.com

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EL ENCANTO HOTEL

**Group K - Cottage 27
Rendering**

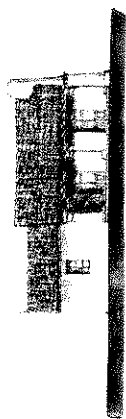
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SOUTH ELEVATION
SCALE: 1/8" = 1'



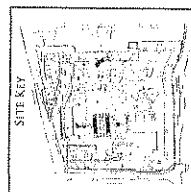
NORTH ELEVATION
SCALE: 1/8" = 1'



WEST ELEVATION
SCALE: 1/8" = 1'



EAST ELEVATION
SCALE: 1/8" = 1'



BUILDING 27 - NEW COTTAGE

**El Encanto
Hotel**
ORIENT EXPRESS
HOTELS, TRAINS AND
CRUISES
1906 LASUEN ROAD
SANTA BARBARA, CA 93103

REVISÉD MASTER PLAN

Gensler
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Washington, D.C. 20004
Tel: 202/690-6000
Fax: 202/690-6000

HENRY LEMMY
 DESIGN STUDIO
 1830-1835

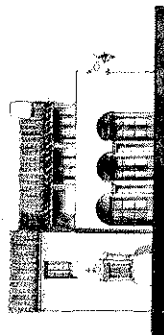
1024 Cindy Lane
Carpinteria, CA
93013
805.586.3855
henrylenny.com

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 2. What are the key findings of the study?
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 4. What are the limitations of the study?
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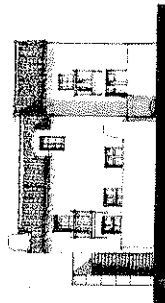
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Group K - Cottage 28
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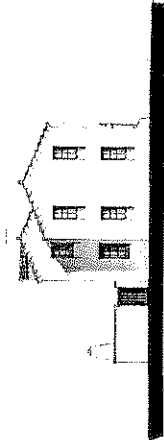
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WEST ELEVATION
SCALE: 1/8" = 1'



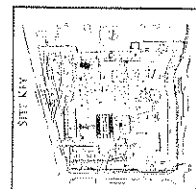
EAST ELEVATION
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NORTH ELEVATION
SCALE: 1/8" = 1'



SOUTH ELEVATION
SCALE: 1/8" = 1'

BUILDING 28 - NEW COTTAGE
KEY PLAN

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KEY NOTES

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ALVARADO PLACE

UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING - BELOW GRADE PLAN

QUALITY

KEY PLAN

LEGEND

ALLIANCE
NORTHWESTERN ALLIANCE
ALLIANCE
ALLIANCE

GENERAL NOTES

El Encanto Hotel
 ORIENT EXPRESS AND
 CRUISES
 1300 LASUEN ROAD
 SAN ANTONIO, TEXAS 78204
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 VALET PARKING

Gensler

HENRY BENNY
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 Houston, Texas 77057
 713.865.1000

NO.	DESCRIPTION	DATE	BY
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KEY NOTES

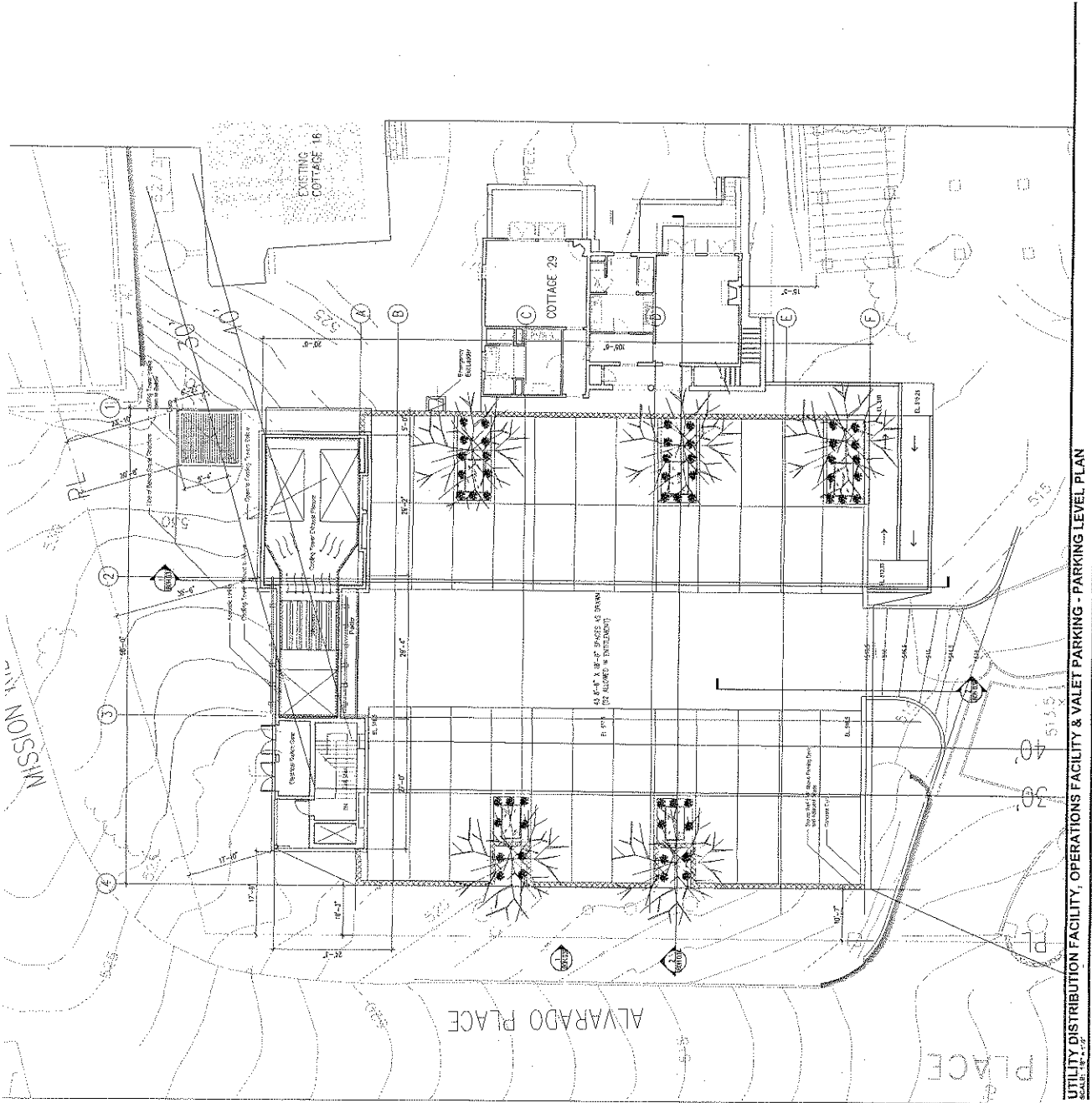
LEGEND

SEE WALLS AROUND VALET PARKING

WALLS OF UTILITY DISTRIBUTION FACILITY

GENERAL NOTES

KEY PLAN



UTILITY DISTRIBUTION FACILITY & VALET PARKING - PARKING LEVEL PLAN
 SCALE: 1/4\"/>

KEY NOTES

El Encanto Hotel
ORIENT EXPRESS
HOTELS, TRAINS AND
CRUISES
1907 ASUEN ROAD
SANTA ANA, CA 92703
UTILITY DISTRIBUTION FACILITY &
VALET PARKING

Gensler
1000 Broadway
New York, NY 10018
Tel: 212 279 6000
Fax: 212 279 6001
www.gensler.com

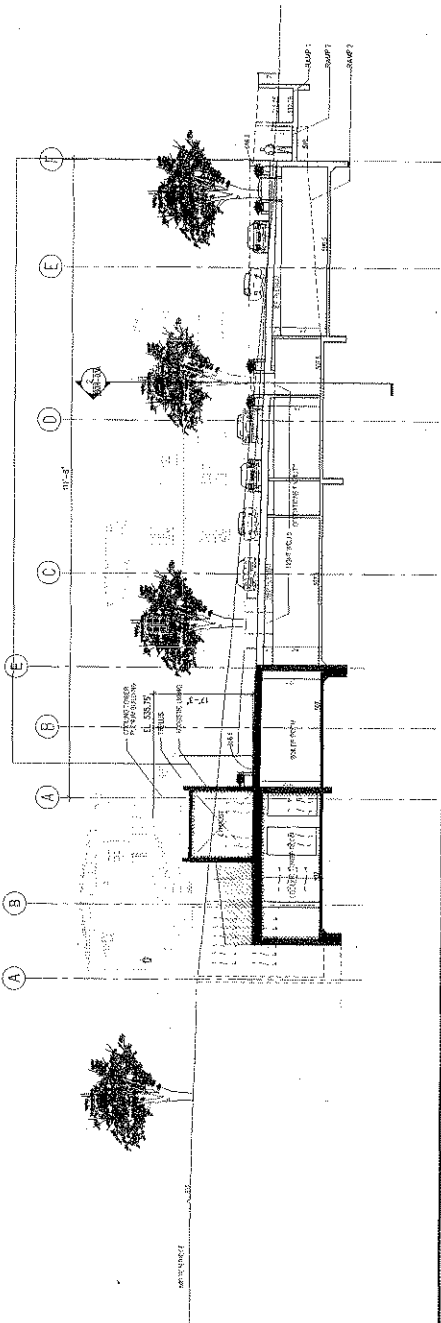
HENRY LENNY
SVP
Zoning Administrator
City of Santa Ana
1000 N. Main St.
Santa Ana, CA 92703
Tel: 714 835 1000
Fax: 714 835 1001

LA	Area	Code	Notes	1	2
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3	2.00	2.00	2.00	2.00	2.00
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EL ENCANTO HOTEL

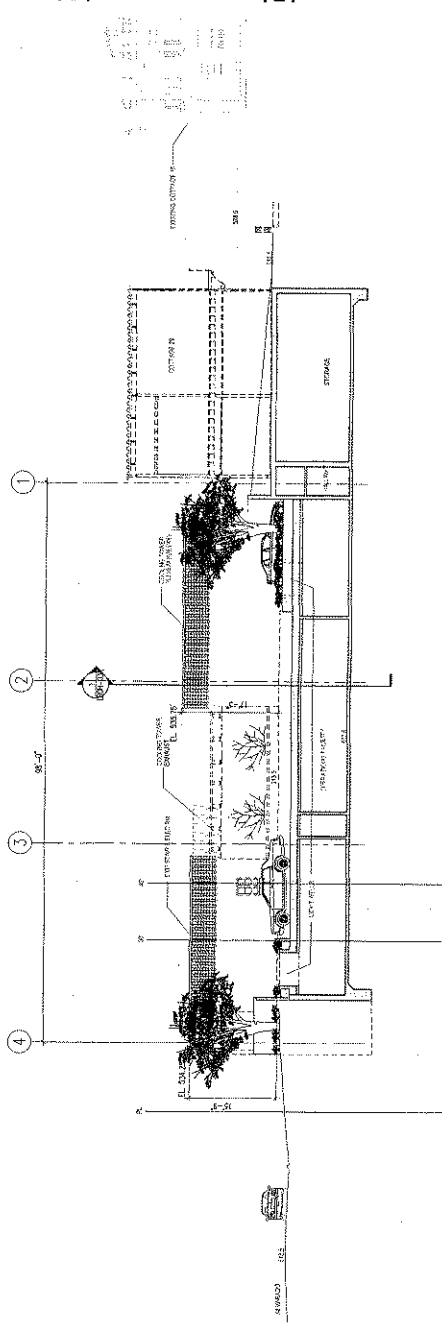
UTILITY DISTRIBUTION FACILITY &
VALET PARKING

LBOH.03A



UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING - NORTH-SOUTH SECTION

1



OPERATIONS FACILITY & VALET PARKING - EAST-WEST SECTION

2

LEGEND

- WALLS OF OPERATIONS FACILITY
- WALLS OF VALET DISTRIBUTION
- WALLS OF VALET PARKING
- WALLS OF VALET PARKING

GENERAL NOTES

KEY PLAN

El Encanto Hotel
 ORIENT EXPRESS
 HOTELS, TRAINS AND
 CRUISES
 1901 CASDEN ROAD
 SANTA BARBARA, CA 93103
 UTILITY DISTRIBUTION FACILITY
 OPERATIONS FACILITY &
 VALET PARKING

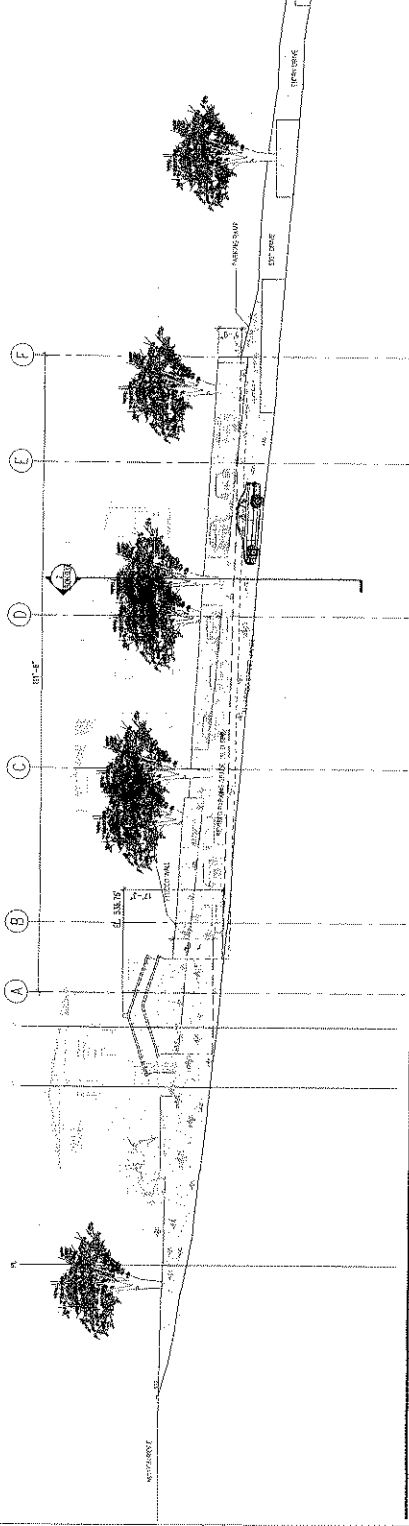
1000 Santa Barbara
 Santa Barbara, CA 93103
 Phone: 805.964.1000
 Fax: 805.964.1001
 E-mail: info@elencanto.com

Gensler



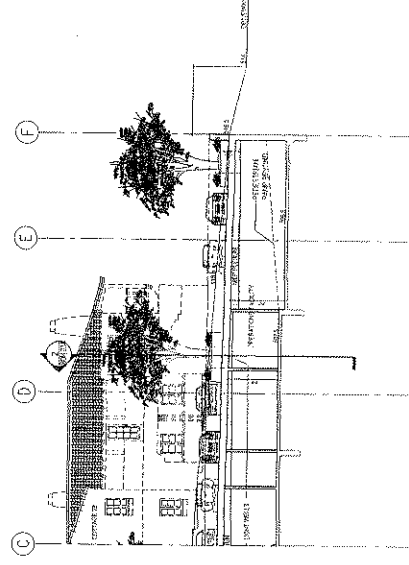
HENRY LENNY
 DESIGN STUDIO

James Lenny
 Principal
 1000 Santa Barbara
 Santa Barbara, CA 93103
 Phone: 805.964.1000
 Fax: 805.964.1001
 E-mail: james.lenny@elencanto.com



UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY & VALET PARKING - WEST ELEVATION

1



OPERATIONS FACILITY & VALET PARKING - RAMP SECTION

2

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	01/11/10	JL	EL
2	REVISED PER 1	01/11/10	JL	EL
3	REVISED PER 2	01/11/10	JL	EL
4	REVISED PER 3	01/11/10	JL	EL
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100	REVISED PER 99	01/11/10	JL	EL

EL ENCANTO HOTEL
 1901 CASDEN ROAD
 SANTA BARBARA, CA 93103
 Phone: 805.964.1000
 Fax: 805.964.1001
 E-mail: info@elencanto.com
 UTILITY DISTRIBUTION FACILITY, OPERATIONS FACILITY
 & VALET PARKING, SECTIONS



LBOH.03B

Sheet Title

10-19-08

EL ENCANTO HOTEL & VILLAS

1900 LASUEN ROAD
SANTA BARBARA, CALIFORNIA 93101

BACK OF HOUSE / PARKING



Gensler

henry.lenny.com

805.564.3855

Compton, CA

1024 Cindy Lane

henry.lenny



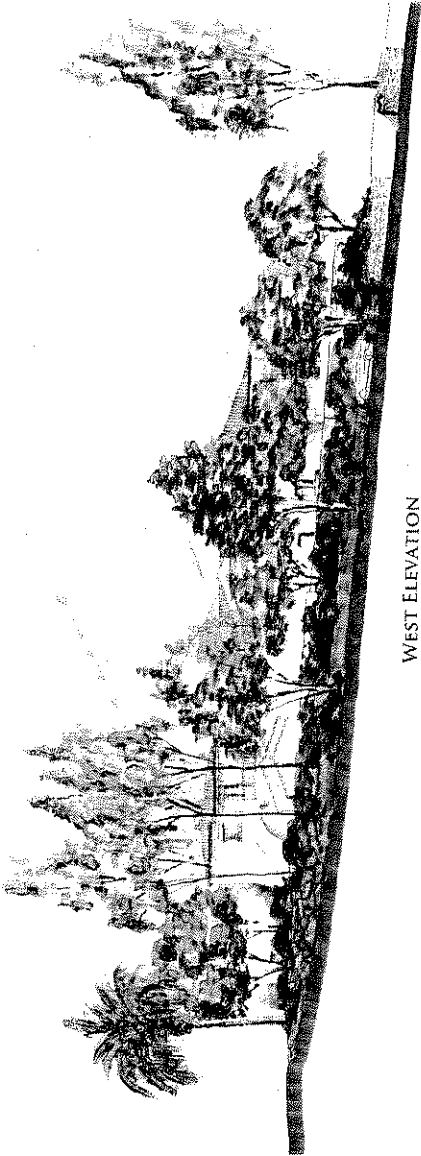
SOUTH ELEVATION
SCALE 1" = 10'



EAST ELEVATION
SCALE 1" = 10'

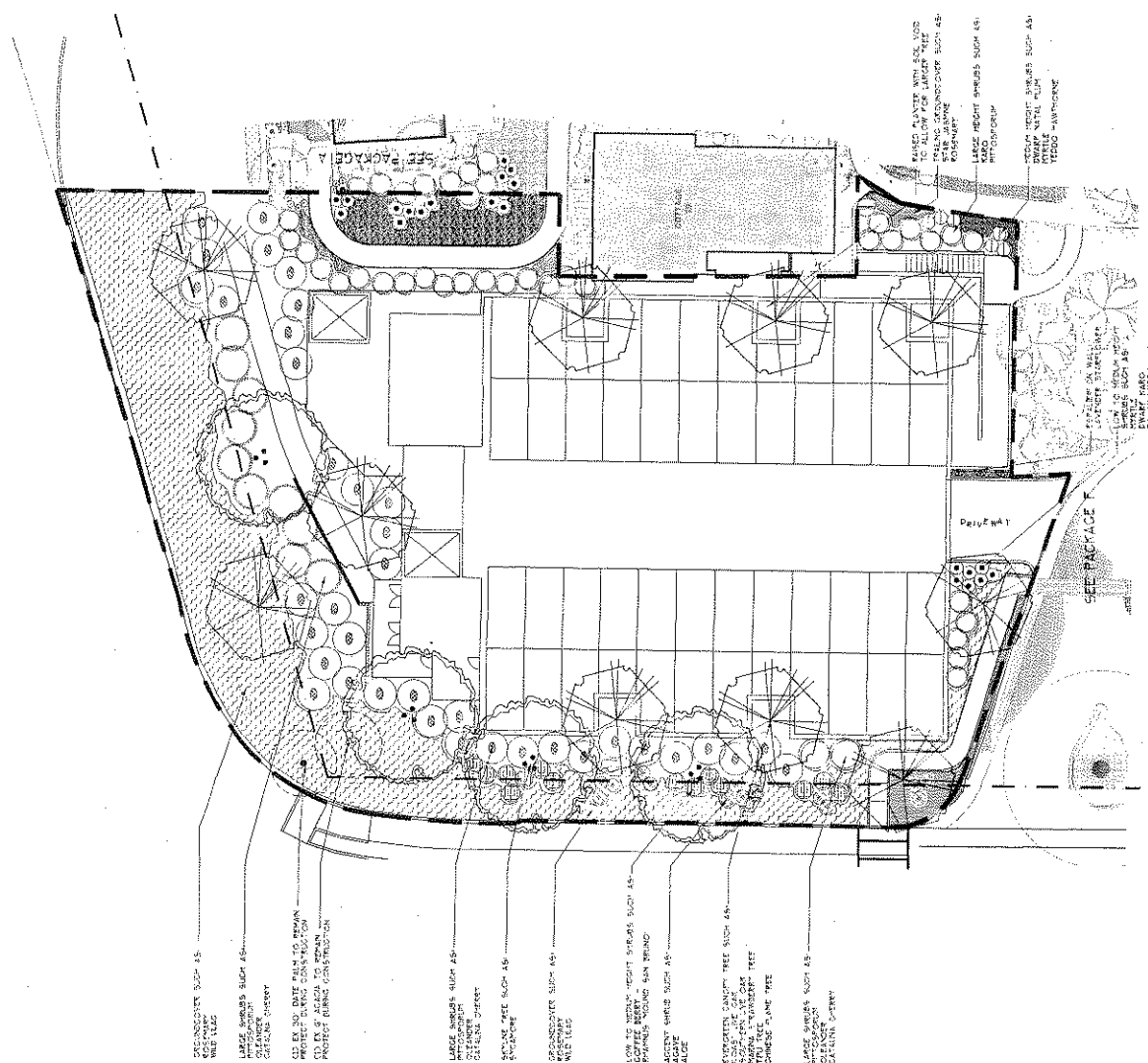


WEST ELEVATION
SCALE 1" = 10'



NORTH ELEVATION
SCALE 1" = 10'





PHASE 2 - PACKAGE L - PARKING AND BACK OF HOUSE- PRELIMINARY LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

